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SURVEYOR'S CERTIFICATE tobert D. Cray, hereby

Development No. 2, is based upo

by certify vo. 01/89, pon an actua

owners in fee simple of the land herein described, hereby declare this Planned Residential Development and dedicate to the use of the public forever, whatever public property there is shown on the Planned Residential Development and the use thereof for all public purposes not inconsistent with the use thereof for public roads. Also, the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts, etc., shown on this Planned Residential Development in the reasonable original grading of the roads shown hereon. Also, the right to drain said roads over and across any tract, lot or lots where water might take a natural course after the road is graded. Granted hereby is a waiver of all claims for damages against Island County which may be occasioned to the adjacent land within the Planned Residential Development by the established construction, drainage and maintenance of said roads.

The private roads shown hereon as Tract C is hereby conveyed to the owners of the lots in this Planned Residential Development as referenced within the restrictive and protective covenants referenced herein. Island County has no responsibility to improve or maintain the private roads contained within or private roads providing access to the property described in this development.

UTSALADY HEIGHTS JOINT VENTURE,

Charles L. Anderson
Managing Partner

This is to certify that on this 39th day of November, 1990, before me, the undersigned, a Notary Public, personally appeared Charles L. Anderson, Managing Partner of UTSALADY HEIGHTS JOINT VENTURE, a Washington Joint Venture to me known to be the individual who executed the within dedication, and acknowledged to me that he signed and sealed the same as his free and voluntary act and deed for the uses and purposes mentioned herein. artner Joint ed the

IN WITNESS I

All permanent utility systems shall be underground exclusively.

UTSLADY HEIGHTS DIV 2 SHEET 3 OF 3

All lots, tracts or parcels of land embraced in this planned Residential Development are subject to and shall be sold only under the restrictions and protective covenants recorded in Volume \_\_\_\_\_\_, page \_\_\_\_\_\_, page \_\_\_\_\_\_, page \_\_\_\_\_\_, records of Island County, Washington. Tracts A and D are reserved and permanently committed as OPEN SPACE and are to be left in their undisturbed, natural state and shall be conveyed to the owners of the lots in this P.R.D. as described within the restrictive and protective covenants referenced herein.

and approved in accordance with R.C.W. 58.17.160 and approved in accordance with R.C.W. 58.17.160 and approved in accordance with R.C.W. 58.17.160

Planning

g Director

this

Roy L. allen !

EXCEPT purposes

An easement is hereby reserved for and granted to Snohomish County Public Utility District Number One, General Telephone Company of the Northwest, Northland Cable and their respective successors and assigns under and upon Tract C and a strip 10.00 feet in width adjoining said Tract C on all sides, except County Road, in which to install, lay, construct, renew, operate and maintain underground conduits, cables, wires, vaults, with necessary facilities and other equipment for the purpose of serving the subdivision and other property with water, electric, telephone and cable television services, together with the right to enter upon the lots at all times for the purposes stated.

portion of this property is encumbered by steep lopes (greater than 15% by definition), wetlands, and igh water table areas. No grading (clearing, cavation or filling) is permitted within 100 feet of aid slopes/wetlands/areas, until such time as an approved Grading Permit, or a waiver therefrom is stained from the Island County Engineering Department. These lots and their successors, heirs or signs agree not to oppose the formation of a drainage istrict pursuant to R.C.W. 85 should such a need rise

blocking, diverting or other alteration of kisting, natural or approved man-made drainage ways is ermitted without prior approval of the Island County ngineering Department.

irect vehicular access to and from Martin Road not ermitted at Tracts A and D.

pproval of this subdivision does not guarantee the suance of on-site sewage disposal permits or the vailability of potable water. Water system must be nstalled and approved prior to sewage permit issuance. racts A and D are reserved and permanently committed of OPEN SPACE and are to be left in their ndisturbed, natural state and shall be conveyed to the sumers of the lots in this P.R.D. as described within ne restrictive and protective covenants referenced are in

the Southeast 1/4 of Section 24, Township E., W.M., Island County, Washington,

TANGURER'S CERTIFI

I, Maxine R. Sau
Washington, hereby
following property a
year 1991

Treasurer tify that lly paid up

of Island County, all taxes on the to and including the

Land e No.

Surveyor 11941

by: Bennice E. Bounbaude Deputy
Maxine R. Sauter
Island County Treasurer

Beginning at a point on the North line of said Southeast 1/4 of Section 24 being Worth 89° 39' 37" East 95.76 feet from the Northeast 1/4 of said Southeast 1/4 of Section 24; thence North 89° 39' 37" East along said North line, a distanc of 1,218.73 feet to the Northeast corner of said Southeast 1/4 of Section 24; thence South 00° 14' 31" East along the East line thereof, a distance of 1,996.91 feet to the Southeast corner of the North 1/2 of the Southeast 1/4 of said Southeast 1/4 of Section 24; thence of 1,625.44 feet to the Southeast corner of the P.R.D. of UTSALADY HEIGHTS, DIVISION NO. 1, as recorded in Volume 1 of P.R.D.'s, pages 4 through 7, records of Island County; thence northerly along the East boundary thereof, the following courses and distances: North 00° 36' 37" West 461.87 feet; thence North 30° 30' 52" West 495.77 feet; thence North 31° 20' 26" East 490.00 feet; thence North 03' 14' 29" East 750.00 feet; thence North 03' 14' 29" East 750.00 feet; thence

portion conveyed to Island County for r Deed recorded December 8, 1969, un le No. 226709, records of Island County.

Approved

by the Board of County Commissioners this day of DECEMBER, 1990.

County Planning Director

CERTIFICATE OF TITLE Recorded DECEMBE

90023075 Washington. , under Auditor's precords of Island n Volume File No. County,

recorded in Volume / RESIDENTIAL DEVELOPMENTS, pages File No. 90023073 Filed for record at this 17 miles day of the request of FA 1990, at 1990, and 1990, and of PLANNED 12,13/6, under Auditor's

County Auditor

Equipment used for survey: Topcon GTS-4, 1" Theo.

W/EDM & Topcon GTS-2, 6" Theo. W/EDM

Survey method: All angles doubled; on control trav. all distances double measured as OPEN SPACE for passive

SEC. 24, TWP. 32 N, R. 2 E, W.M. PLANNED RESIDENTIAL DEVELOPMENT ADY HEIGHTS, ISLAND COUNTY, WASHINGTON DIV NO. NO. 01/89

FAKKEMA & KINGMA, INC. CONSULTING ENGINEERS & SURVEYORS 400 Ave. W., Oak Harber, Wesh. 98277 675-5973

SHEET 1 OF 3

DATE: Aug. 6, 1990